

June 23, 2016

To whom it may concern
Development Services Department
City of Issaquah
1775 12th Ave NW P.O. Box 1307
Issaquah, Washington

RE: Gilman Point Studio Lofts

Project Description:

Proposed construction of (1), 4-story, approximately 52,000 sf Mixed Use building comprised of 34,662 sf of Work lofts above 3,225 sf of ground floor retail and 18,403 sf of covered parking providing 69 associated individual parking spaces. Administrative site development previously approved under Gilman Point Self Storage and Les Schwab Tire Center ASDP.

Project Narrative:

- 1) Development objectives, proposal and relationship to existing site and it's uses:
 - a. This project seeks to creak a studio loft space that can provide working and meeting spaces for a number of small business in the area. These spaces rented for everything from long to short term periods provide business incubation space that helps contribute to a thriving communities and create the next generation of Issaquah based businesses. The site has been permitted previously to construct a 4 story Self-Storage project and a Les Schwab tire center. This project seeks to take the place of the proposed Les Schwab Tire center and provide a potential parallel use for the self-storage. Furthermore this project seeks to add two ground floor retail spaces with and the ability to incorporate a drive through service restaurant tenant.
 - b.
- 2) Briefly discuss those City standards or guidelines that the applicant think are most pertinent to the site and design of the project, and how the proposal implements and complies with them.
 - a. This project seeks to provide a positive ground floor pedestrian experience to contribute to the development of the nearby multi use tail and intersection of Gilman Blvd and NW Juniper St. Pedestrian standards and expectations for street front façade should be reviewed at this meeting.
 - b. The building height limit of 45' will be discussed as we would like to utilize the taller ground floor for retail / parking and drive through opportunities extended the height limit to 54'
 - c. Review Impervious surface requirement, parking and other items permitted under previous ASDP
 - d. Discuss use / occupancy as city off Issaquah determines for further bldg. permit revisions

- 3) Discuss how the proposed design will address the city's vision on sustainable Development; and, indicate if you propose to certify the development as a green building.
 - a. At this time there are no plans to certify the building with any particular rating system. However we feel strongly that we will be providing a building that addresses the city's vision for sustainable development by providing for a use that supports the economic sustainability of the city through incubating small businesses and providing space for small but vital entrepreneur in the area. The project also seeks to provide multiple ground floor retail spaces that can provide services to pedestrians and cyclists on the nearby multi use trail.